

ST. MODWEN PARK BURTON

DE13 8ED



Swan standard
specification



Up to 1.7 MVA pf
power available



Direct access to
the A50

NEW INDUSTRIAL WAREHOUSE UNIT COMING SOON









UNIT B173 TO LET: 174,680 SQ FT (16,228 SQ M)

Changing spaces in Burton

St. Modwen Park Burton is a 50 acre industrial and distribution site with outline planning consent for up to 1,000,000 sq ft (92,903 sq m) of commercial business space.

The first 87,716 sq ft (8,149 sq m) industrial unit is occupied by Hellmann Worldwide Logistics, while phase two consists of three units totalling 119,250 sq ft (11,078 sq m), occupied by Supply Technologies, Keylite Roof Windows and London City Bond.

A further 103,947 sq ft (9,657.1 sq m) has been delivered in phase three, which is available for immediate occupation. Units can also be created on a build to suit basis up to 300 sq ft.

 <p>Global brands including JCB, Michelin, Johnson Controls, Pirelli, Rolls Royce and Toyota</p>	 <p>Outline planning permission for up to 1,000,000 sq ft (92,903 sq m)</p>	 <p>30 minute drive from Birmingham Intermodal Freight Terminal</p>	 <p>Under an hour's drive from both East Midlands and Birmingham Airport</p>
 <p>Ideally located for national distribution</p>	 <p>Targeted for BREEAM EXCELLENT</p>	 <p>24 hour access, 365 days of the year</p>	 <p>Carbon neutral upon completion</p>



Indicative master plan computer generated image.

ST. MODWEN PARK BURTON

LOCAL OCCUPIERS

- Hellmann Worldwide Logistics
- Lanxess
- Marley Eternit
- Ferrol
- Palletforce
- Molson Coors
- Waterstones
- Hobbycraft
- Toyota
- Holland & Barrett
- Molson Coors
- Boots
- Pirelli
- Unilever
- B&Q
- Clipper Logistics
- Supply Technologies
- Keylite Roof Windows
- London City Bond



Why choose Burton?

Burton is a major commercial location, benefiting from a strong local labour force and excellent transport links.



90% of the UK population are within 4 hours of St. Modwen Park Burton, with over 2.7 million people within a 45 minute drive of the site.



54 acres of new woodland and 83 acres of open landscaped parkland to the west of the River Trent



One of the key employment sites in East Staffordshire, the development will create up to 1,500 new job opportunities in the area



Part of a larger 175 acre mixed-use scheme, including a residential development, with planning for up to 660 new homes



Major employment hub with Staffordshire and Stoke-on-Trent offering one of the UK's largest labour pools



Exceptional transport links with direct access to the A38, connecting the site to the A50 and the major motorway network including the M1, M6, M6 (Toll) and M42.

TRAVEL DISTANCES



CITIES/TOWNS

Burton-upon-Trent	2.2 miles
Swadlincote	7.3 miles
Lichfield	11 miles
Derby	14.2 miles
Tamworth	14.7 miles
Birmingham	28.6 miles
Leicester	30.5 miles
Stoke-on-Trent	39.1 miles
Manchester	77.8 miles
London 1	31 miles



PORT/RAIL FREIGHT TERMINALS

BIFT, Dordon	19.3 miles
Hams Halls RFT, Coleshill	21.2 miles
Freightliner Terminal, Birmingham	25.7 miles
DIRFT, Daventry	52 miles



AIRPORTS

East Midlands	25.9 miles
Birmingham	27.2 miles
Manchester	70.3 miles



MOTORWAYS

A50	17.2 miles
M42	18.6 miles
M1	22.8 miles
M6	29.8 miles



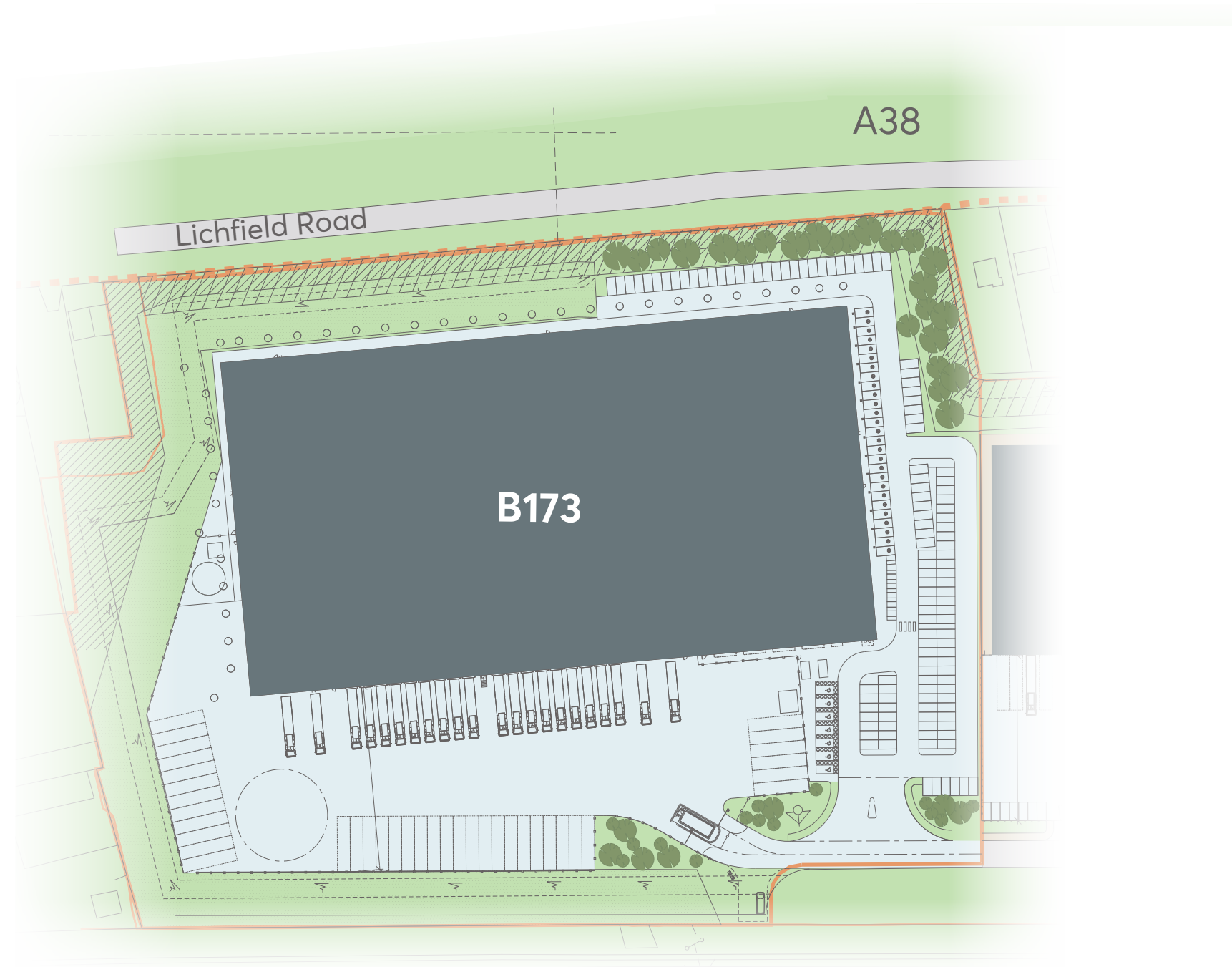
Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



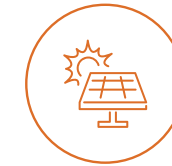




Schedule of accommodation



50 kN sq m floor loading



PV solar panels



Office space with lift and flexible undercroft area



Up to 1.7 MVA of power supply



EV car charging



10% Roof lights



Dedicated parking to each unit

UNIT B173	
WAREHOUSE	163,505 SQ FT (15,190 SQ M)
FIRST FLOOR INC GR CORE 5	5,168 SQ FT (479 SQ M)
SECOND FLOOR OFFICE	4,168 SQ FT (387 SQ M)
TOTAL	172,841 SQ FT (16,056 SQ M)
EAVES HEIGHT (M)	15
YARD DEPTH (M)	50

*All floor areas are approximate gross internal areas.



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code





Our sustainability commitment.



All new strategic land projects will achieve **Net Biodiversity Gain of no less than 10%**



We aim to **divert 95% of all construction waste** away from land fill



All new buildings will be fitted with **SMART Automated Energy Readers**



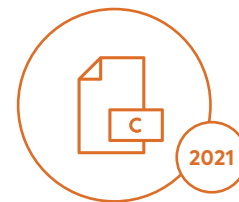
New buildings over 100k will be fitted with PV panelling to ensure the building achieves an **EPC A+ rating and an operationally Net Zero Carbon office**



All new buildings will be served via **'Green Tariff' energy**



All new buildings will have **EV charging stations** serving 20% of all car parking spaces



All buildings will be designed and built in line with our **2021 Building Code**



All St. Modwen Parks will be designed to reflect **the very best aspects of the Park Code**



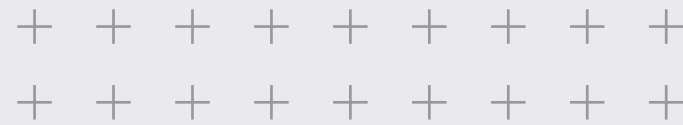
Our average Considerate Constructors Scheme (CCS) score will be **40/50**

▶ Sustainability is a key focus for us and our desire to meet carbon neutrality targets is one of the many elements captured in the Swan Standard. It also assists our customers in driving forward their own sustainability agendas, which are more ambitious now than ever before.

The Swan Standard provides a consistent approach to the development of land, construction of warehouse units and the ongoing management of our logistics and industrial parks.

All parks will be fully compliant with the Swan Standard by 2023, which in turn will help deliver on 10% biodiversity net gains on new developments and become net zero carbon by 2025.





Our responsible

business ambitions

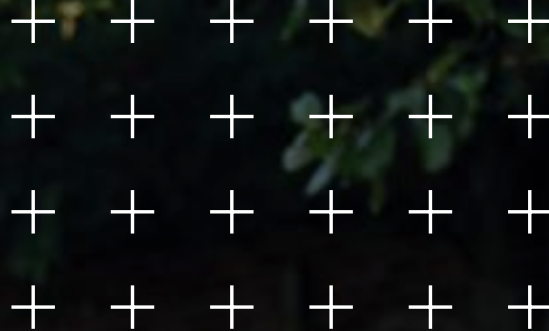
Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:



We are focused on **six core areas** where we can make a sustained difference to society and the environment.





About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality Urban and Big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

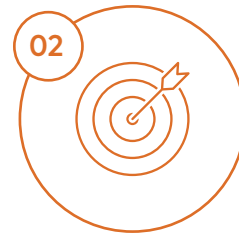
St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

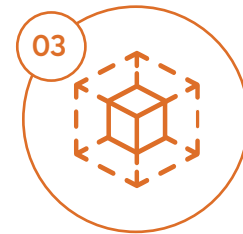
Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



Part of St. Modwen Developments Ltd.
(Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



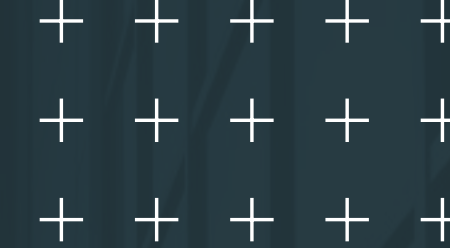
Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide



Our Values



We unlock potential

We have a rich heritage of improving communities through regeneration, so we see the potential in every opportunity. We overcome challenges, learn and evolve to create something better.



We're joined up

We collaborate, share expertise and work with people, ideas and opportunities to create better outcomes for the long term. We aspire to create a strong team culture.



We build quality outcomes

We always strive to deliver quality outcomes for which we will be accountable and of which we can be proud today and for the future.



We do what we say

We have a vision for the future, make lasting commitments and deliver on our promises.



We do the right thing

We always act with integrity, honesty and respect and put safety first (before anything else).



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. August 2022. TBDW 00914-06.